

74 Whittaker Drive, Horley, RH6 9TN

Asking Price £750,000

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The Acres is an attractive development of thoughtfully designed family homes, conveniently situated for the amenities of Horley town centre. Residents can enjoy a variety of shops, cafés and restaurants, together with excellent transport connections. Horley mainline station provides services to London and the south coast, while Gatwick Airport is approximately ten minutes away, making this an appealing location for commuters and frequent travellers alike.







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This impressive executive detached family home occupies an enviable position towards the end of a quiet cul-de-sac on the sought-after Acres development. One of just seven properties built by Bovis Homes to their distinctive Charlwood design, the house is offered to the market with no onward chain.

Arranged over three floors, the generously proportioned accommodation offers considerable flexibility for modern family life. The ground floor begins with a spacious formal living room, featuring a bay window, alongside a separate study/snug, currently arranged as a playroom. To the rear, the kitchen/dining room spans the full width of the house, creating an impressive everyday living and entertaining space. The dining area is enhanced by plantation shutters and French doors opening directly onto the south-facing garden, allowing the two spaces to connect naturally. The contemporary kitchen incorporates a range of fitted units and integrated appliances, while a separate utility room and guest cloakroom add to the practicality of the layout.

The first floor accommodates four bedrooms, including a principal bedroom with fitted wardrobes and a beautifully appointed ensuite shower room. The remaining three bedrooms are served by a well-appointed family bathroom.

A further staircase leads to the second floor, where two additional bedrooms provide excellent versatility for larger families, guests or those requiring dedicated home-working space. Both bedrooms benefit from substantial walk-in wardrobes, while one also enjoys a luxurious ensuite bathroom incorporating both a bath and a separate shower.

Externally, the property benefits from a block-paved driveway providing parking for two vehicles, a covered storm porch and side access to the south-facing rear garden. The garden is arranged with a patio and lawn, providing space for outdoor dining, relaxation and family use, with direct access to the garage completing the outside provision.














the hummingbird bakery
cookbook









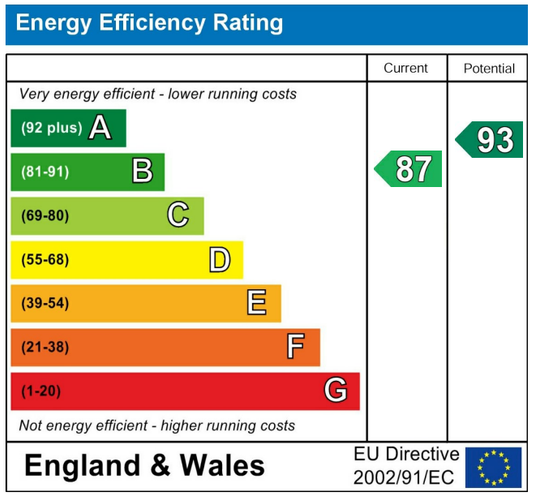


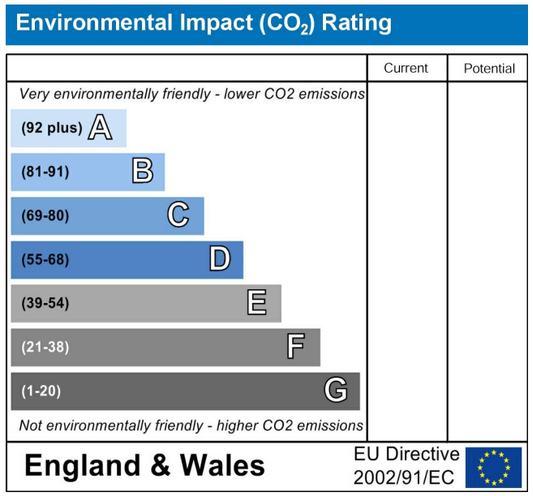
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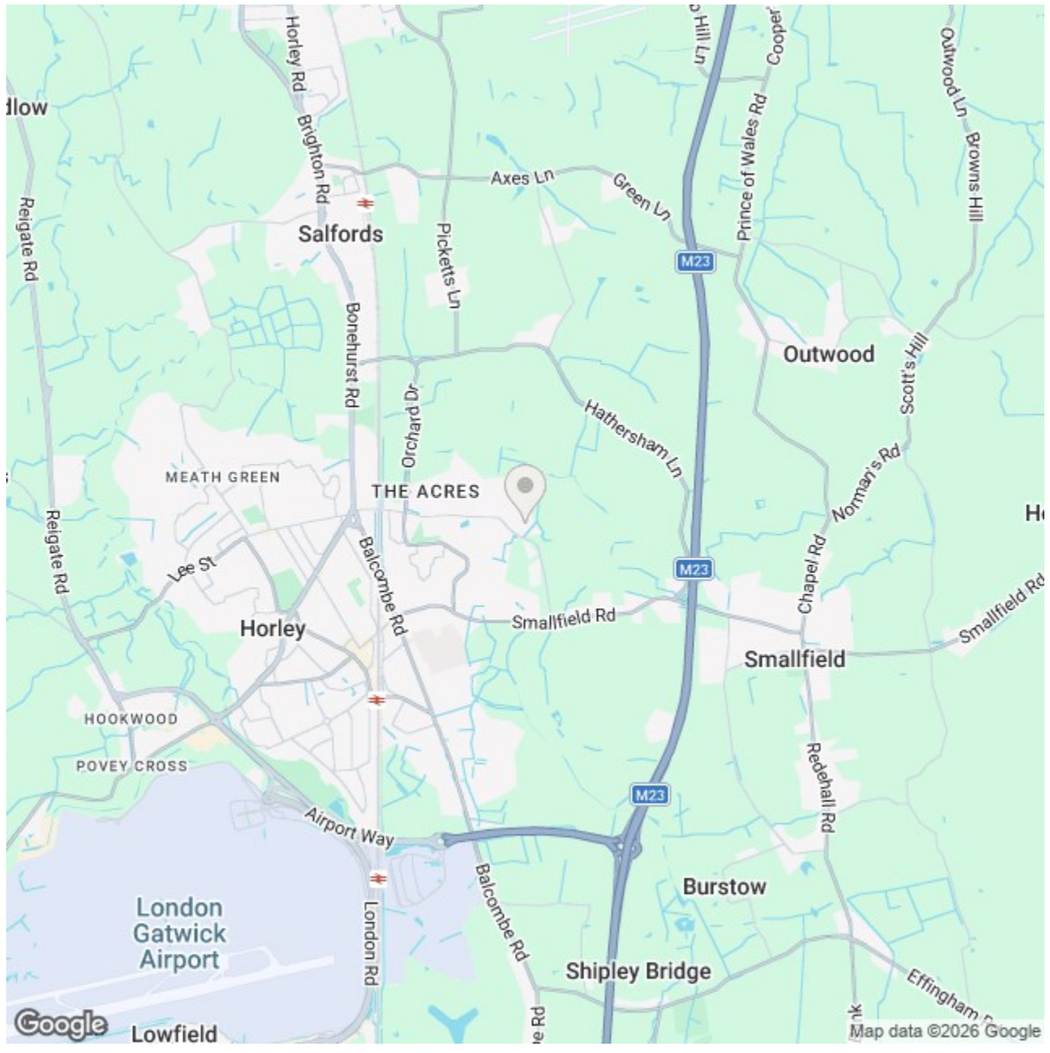
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- No Onward Chain
- Quiet Cul-de-Sac Location
- One of Only Seven Properties Built to this Design across the Development
- Six Bedrooms Including Two Ensuite
- Contemporary & Stylish Kitchen/Diner with Integrated Appliances
- Elegant Living Room with Bay Window
- Study
- Utility Room/Cloakroom
- Garage & Private Driveway
- Close to Local Amenities







Internal Area: 2089.00 sq ft

Tenure: Freehold

Local Authority: Reigate & Banstead BC

Council Tax Band: G

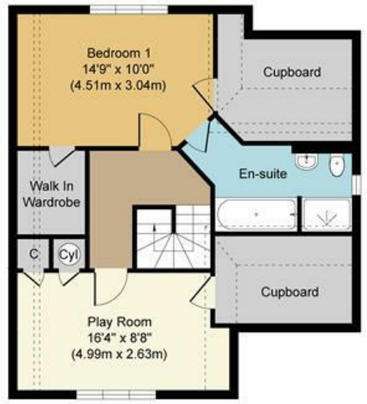
Do you have a property to sell?
If so we can provide you with a free market appraisal.

Do you need a solicitor?
We can provide you with no obligation quotes from our panel of preferred solicitors.

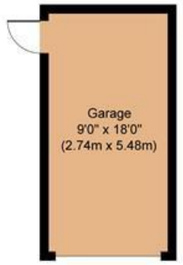
Do you need a mortgage?
We can refer you to our preferred panel of Independent Financial Advisors who have access to the whole of the marketplace.

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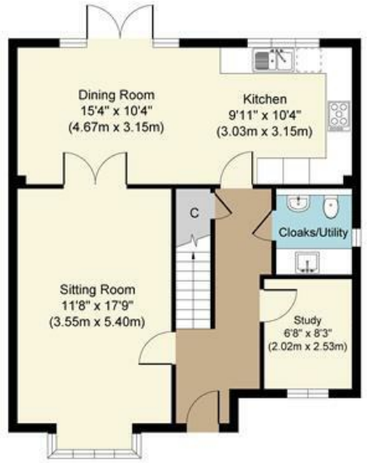
FLOOR PLAN



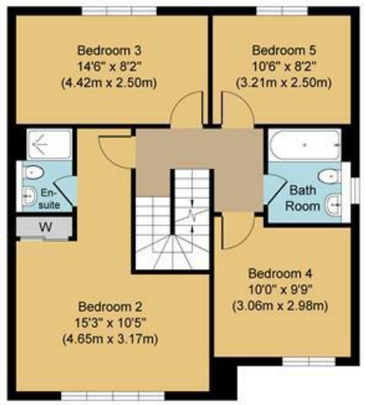
Second Floor
Approximate Floor Area
666 sq. ft
(61.84 sq. m)



Garage
Approximate Floor Area
162 sq. ft
(15.01 sq. m)



Ground Floor
Approximate Floor Area
723 sq. ft
(67.13 sq. m)



First Floor
Approximate Floor Area
700 sq. ft
(65.03 sq. m)

Whittaker Drive, RH6
Approx. Gross Internal Floor Area 2,089 sq. ft / 194.00 sq. m
Garage Internal Floor Area 162 sq. ft / 15.01 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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